

EXHIBIT B - PUBLIC COMMENT

1 of 3

Neighborhood Feedback Form • Sycamore Park • January 22, 2007

The neighborhood meeting is a critical component of the Innovative Housing Program. It is an opportunity reserved early in the process for the community to provide substantive input on the proposal. Because this meeting occurs early in the review process, some project details may not yet be available. Please take a few moments to provide your comments.

Choice, Design, Compatibility, Affordability. The Innovative Housing Program emphasizes housing choices, high quality design, neighborhood compatibility, and providing affordable options. Taking a look back at the proposal, in your opinion, how well does the proposal achieve those goals?

Improving Housing Choices:	Very Well	Well	<u>Adequately</u>	Poorly
Providing High Quality Design:	Very Well	Well	Adequately	<u>Poorly</u>
Ensuring Compatibility with Surrounding Development:	Very Well	Well	Adequately	<u>Poorly</u>
Providing Affordable Housing Options:	Very Well	Well	<u>Adequately</u>	Poorly

Comments: This plan does not fit into our neighborhood. It's replacing a single family site with 12-16 units for a higher profit for developers.

Which, if any, additional amenities would you recommend to improve the proposal, especially with respect to Innovative Housing program goals? Remove the number of houses and add yards and more parking.

Which, if any, of the requests for flexibility in site standards concern you?

I am concerned with the high density of this plan. Replacing one family dwelling with 16 units is not a positive move. includes 4 ADUs

What do you like about the proposal? nothing

How would you improve the proposal? Cut the number of units in half!

Other comments. Parking is a large concern. We do not have parking along 12th Street. With such limited parking provided, what is the solution? At these families have children, where will they play?

If you prefer to mail your responses, please send them to:
Sarah Stiteler - City of Redmond - PO Box 97010 MS 4SPL - Redmond, WA 98073-9710

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Comments: How are we to know what a "woonerf" sidewalk is? (from front

Which, if any, additional amenities would you recommend to improve the proposal, especially with respect to Innovative Housing program goals?

Neighborhood park.

Which, if any, of the requests for flexibility in site standards concern you?

Density; does not fit in w/ existing neighborhood.

What do you like about the proposal? Not much.

How would you improve the proposal?

Keep with the zoning for the area - 4 houses per acre.

Other comments.

Don't start a trend to open the zoning up and change from 4 homes/acre to more.

If you prefer to mail your responses, please send them to:

Sarah Stiteler - City of Redmond - PO Box 97010 MS 45PL - Redmond, WA 98073-9710

Jeff Churchill

From: Shilling, Tim A. [REDACTED]
Sent: Thursday, May 10, 2007 7:49 AM
To: Jeff Churchill
Subject: RE: future plans for NE 122nd St.

-----Original Message-----

From: Shilling, Tim A. [mailto:[REDACTED]]
Sent: Thursday, May 03, 2007 9:21 AM
To: Jeff Churchill
Subject: RE: future plans for NE 122nd St.

Jeff,

Thank you for taking the time to listen to our concerns and to respond with the information below. Your concern in this matter is unexpected and truly appreciated.

The plans, if implemented, do improve the traffic safety in the area. We still have a few concerns based on the testimony of the applicants on 4/30/2007.

- 1) The Sycamore development meets the code for parking in this style of development. The applicants assumed that all cars will be parked in their respective garage. This will not be the case as demonstrated by the current developments on 172nd. The required additional parking as the result of family events and visitation will result in an overflow which will occur on NE 122nd St. The result will be decreased visibility at the top of the hill increasing the risk of vehicle and pedestrian accidents. Placing the Innovative Solution (Sycamore) at this location is less than ideal for this reason.
- 2) The development by Einstein Elementary is an excellent example of this kind of property. This is personal opinion but I have felt that since the first day of construction, this development by Einstein was ugly and greatly diminished the property in the area. I believe due to the density and lack of pride in ownership (no fences, no yards of substance), will cause the Einstein development site to degrade over time.
- 3) The road system in Sycamore will handle water drainage adequately. Unfortunately the ability to publicly respond had ended when this issue was raised. Under the 1978 code, we barely qualified for a septic system due to thin soil at the top of the hill. With the proposed design of porous concrete, it is possible that our property will have drainage problems due to runoff. Our property slopes downward to the east and north.
- 4) The Redmond Fire Department has approved the Sycamore development road width. The applicant presented no written proof of this variance. This statement should not have been taken into evidence. If the Review Board accepted the verbal declaration, then it acted irresponsibly.

Once again, thank you for your response.

Tim